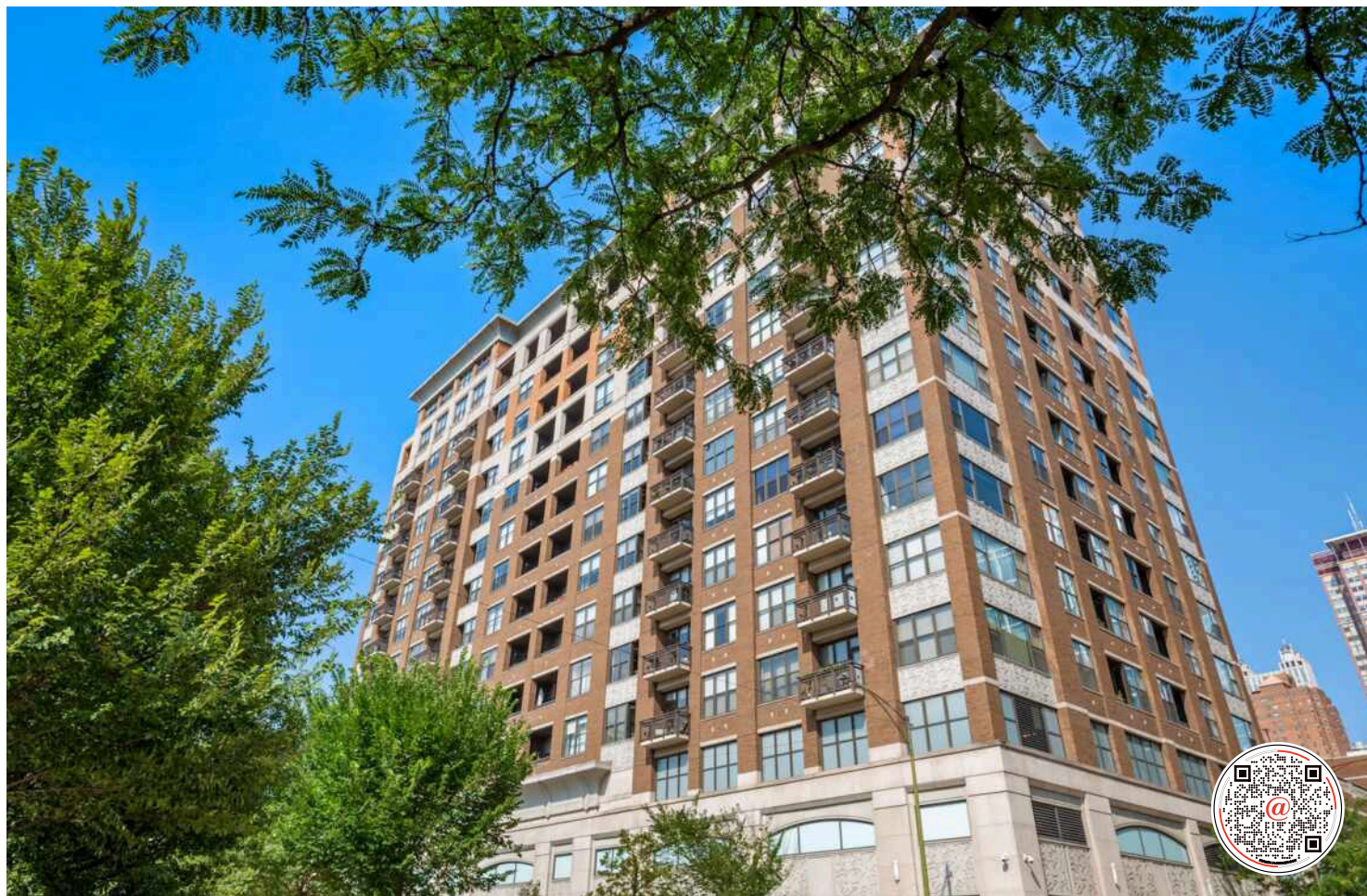


849 N FRANKLIN STREET #715
RIVER NORTH





ROOM DIMENSIONS

LIVING ROOM : 16' × 11'

KITCHEN : 16' × 9'

PRIMARY BEDROOM : 12' × 11'



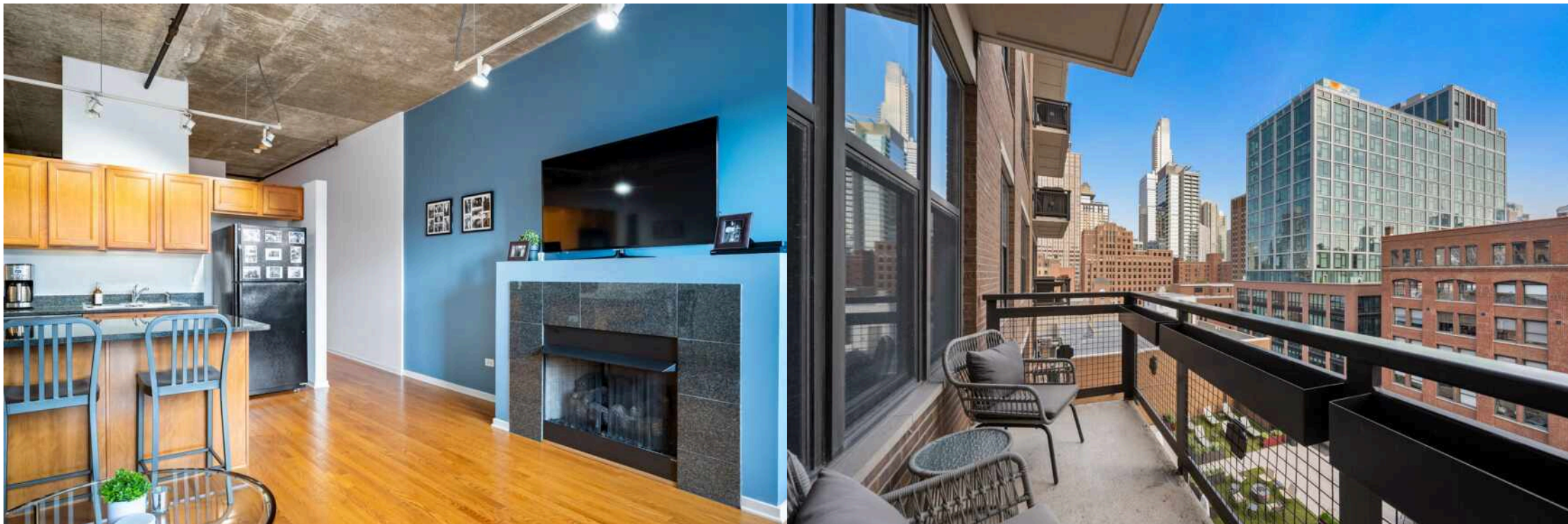
1 BEDROOM

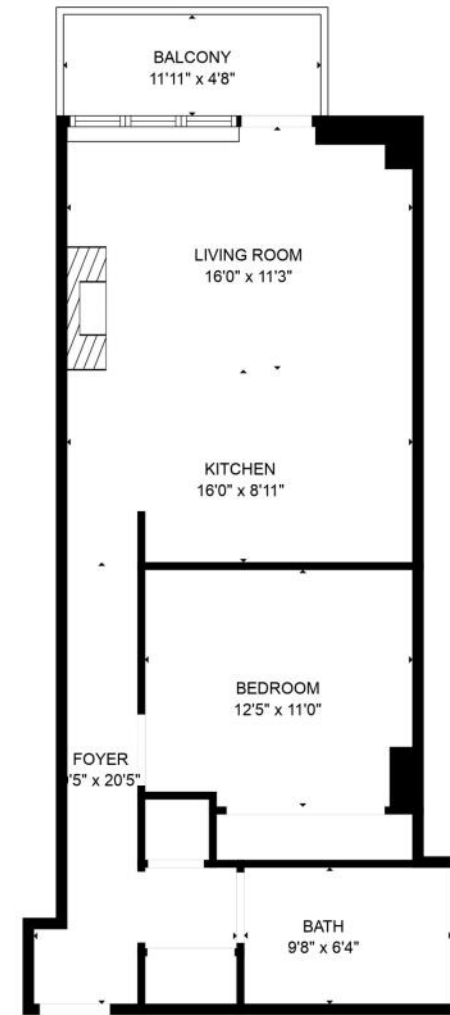
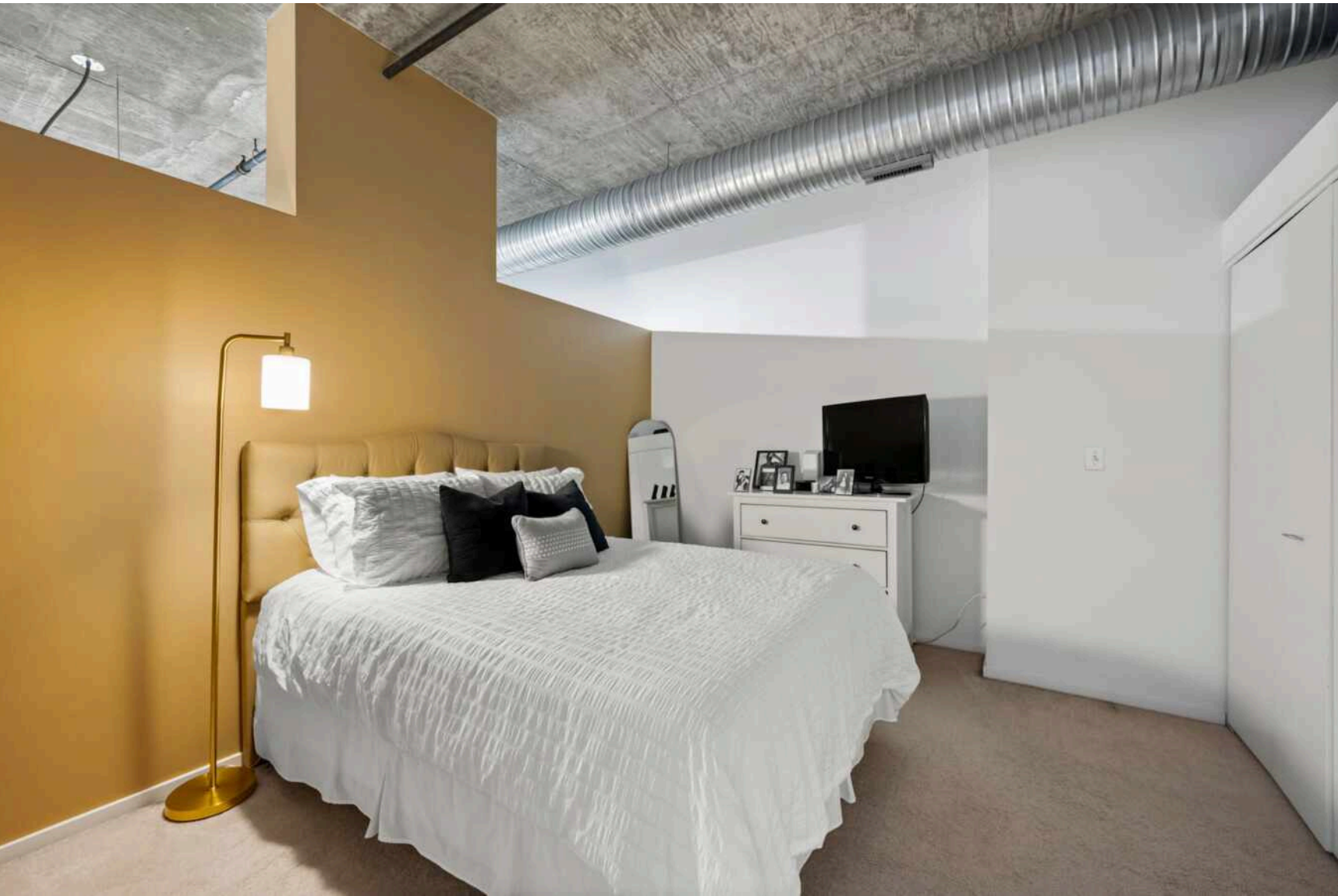
1 BATH

TAXES: \$5,488

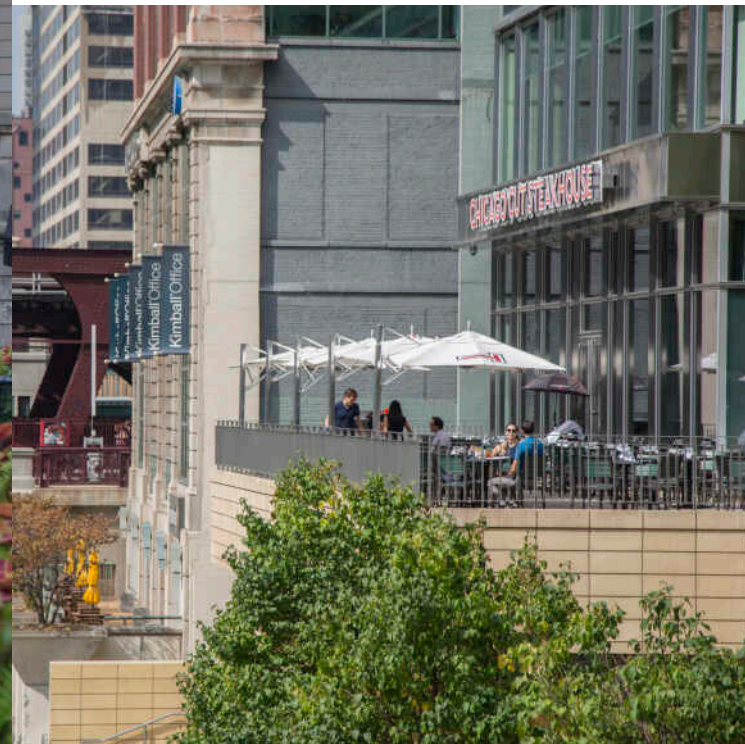
ASSESSMENTS: \$600 / MONTH

Bright South facing unit at the popular Parc Chestnut building with deeded parking included! This large 1 bed loft features tall ceilings, in unit washer/dryer, blond wood Oak floors, cozy gas fireplace and Hunter Douglas window treatments. The large wall of windows and patio door lead out to a private balcony with city views and overlooks one of the building's amazing terraces recently updated with lounge areas, fire pits, grills and lush landscaping. Kitchen features nice storage, granite counters and breakfast bar island. Along with the new common terraces, the building has recently updated the common hallways and boasts 24 hour doorstaff, maintenance, on-site manager, fitness room, office work space, party/game room, bike storage, Tide laundry service and receiving room. Additional storage cage as well as an indoor deeded garage space (with shared EV hookup) is included in the price! Pet friendly building up to 80 pounds, no special assessments and 2M in reserves. Across the street is a beautiful dog friendly park and perfect peaceful place to enjoy nature in the middle of the city. This location is at the crossroads of River North, Near North and Old Town and just a block to the brown line, quick commute to the expressway and short walk to shops and restaurants.





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



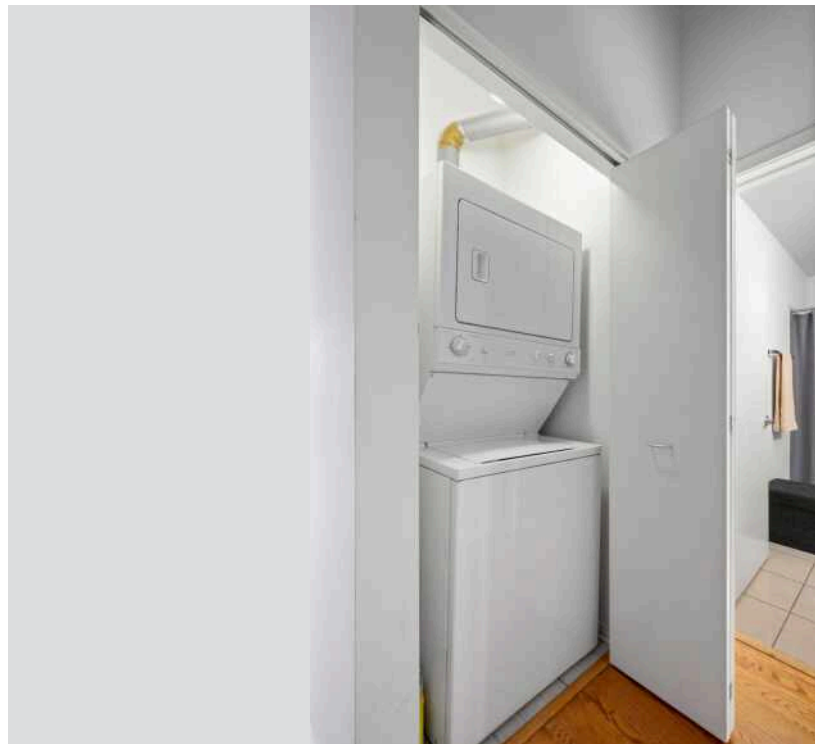
IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE “BUILD IT AND THEY WILL COME.”

First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove.

Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings.

Chicago's biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago's premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city's trendiest clubs and favorite hangouts.



NOTES

[illegible]



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

